



**TOWN OF THOMASTON, MAINE
ANNUAL TOWN MEETING WARRANT
FISCAL YEAR JULY 1, 2023-JUNE 30, 2024**

TO: Timothy Hoppe, a Constable of the Town of Thomaston in the County of Knox, State of Maine.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Thomaston, in the County of Knox, State of Maine, qualified to vote by law in Town affairs, to meet at the **THOMASTON MUNICIPAL BUILDING** (former Lura Libby School) at 13 Valley Street in said Town on **TUESDAY, JUNE 13, 2023** at 8:00 AM prevailing time, then and there to act upon article 1 and by secret ballots on article 2 as set out below of the Annual Town Meeting Warrant. Polls will open at eight (8) o'clock in the morning and will close at eight (8) o'clock in the evening prevailing time.

And, to notify and warn voters of the Town of Thomaston, in the County of Knox, State of Maine, to reconvene at the **THOMASTON MUNICIPAL BUILDING** in said Town on **WEDNESDAY, JUNE 14, 2023** at 6:00 PM prevailing time, then and there to act on articles 3 through 39 as set out below:

SECRET BALLOT ARTICLES 1-2

ARTICLE 1: To choose a moderator to preside at said meeting. (Note: The moderator is nominated from the floor.)

ARTICLE 2: To elect by secret ballot the following offices:

1. Two (2) Select Board members for three-year terms.
2. One (1) Board of Assessors member for a three-year term.

OPEN TOWN MEETING ARTICLES 3-39

ARTICLE 3: "Shall the Town vote to adopt the revised conceptual plan of the Thomaston Green for all land south of William King Street as well as the tree-lined esplanade from Route 1 to be reserved as park space?"

Explanation: The consensus developed at a series of public meetings regarding the Thomaston Green was a desire to reserve open space/parks on a portion of the property with other portions held for development. Any additional development must be approved by the voters.

SELECT BOARD RECOMMENDS 4-0

ARTICLE 4: "Shall the Town vote to reserve a parcel of land at the Thomaston Green comprising of no more than 2.7 acres and having frontage on Route 1 for the purpose of building a new Fire/EMS Station?"

SELECT BOARD RECOMMENDS 3-0

ARTICLE 5: "Shall the Town vote to authorize the Select Board to enter into a contract to sell, for a price of not less than \$52,655 per acre, a parcel of land at the Thomaston Green comprising of no more than 1.5 acres and having frontage on Route 1, to Mid Coast Health Net, d.b.a. "The Knox Clinic", for the purpose of constructing a community health center?"

Explanation: The Knox Clinic provides primary medical care, dental, prescription assistance, behavioral health, and wellness services. This proposal will create a center of health and wellness on the Thomaston Green that cares for all residents of Thomaston and communities in Knox County, and will offer a sliding scale and accept private, MaineCare, and Medicare insurances.

SELECT BOARD RECOMMENDS 3-1-0

MUNICIPAL BUDGET ARTICLES

ARTICLE 6: Shall the Town vote to put all non-real estate/personal property tax revenues in to the Unassigned Fund Balance (surplus), and authorize the Select Board to accept any additional revenue or funds and expend any other revenue from the State, Federal, local and private sources for the support of the Town that may be used to reduce the amount required to be raised by taxation and apply these funds to the FY 2024 tax commitment as a reduction in the amount to be raised from taxation?

EXPLANATION: This authorizes the Town to accept any additional revenues or funds and expend any other revenue from the State, Federal, local, and private sources for the support of the Town that may be used to reduce the amount required to be raised by taxation.

SELECT BOARD RECOMMENDS 4-0

ARTICLE 7: Shall the Town vote to raise and appropriate \$881,153 for GENERAL GOVERNMENT for the 2023/2024 Fiscal Year?

<u>GENERAL GOVERNMENT</u>	
Manager/Tax Collector	\$266,870
Clerk's Office/Elections	\$104,206
General Office	\$33,940
Finance Office	\$153,946
Administration	\$43,023
Contingency	\$1,750
Computer Technology	\$43,733
Planning Board	\$275
Code Enforcement	\$86,754
Assessing Office	\$146,656
TOTAL:	\$881,153

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 8: Shall the Town vote to raise and appropriate \$170,615 for maintenance and operation of MUNICIPAL BUILDINGS for the 2023/2024 fiscal year?

MUNICIPAL BUILDINGS

Watts Block	\$44,705
Academy Building	\$49,862
Municipal Building	\$46,600
Building Maintenance	\$29,448
TOTAL:	\$170,615

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 9: Shall the Town vote to raise and appropriate \$947,391 for the POLICE DEPARTMENT for the 2023/2024 fiscal year?

POLICE DEPARTMENT

Police Wages & Benefits	\$858,966
Transportation	\$21,000
Supplies & Equipment	\$67,425
TOTAL:	\$947,391

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 10: Shall the Town vote to raise and appropriate \$226,252 for PROTECTION AND PUBLIC SAFETY for the 2023/2024 fiscal year?

PROTECTION & SAFETY

Town Lighting/Electricity	\$32,531
Emergency Management & Local Health Officer	\$8,858
Animal Control	\$11,464
Hydrant Rental	\$171,099
Septic Waste Disposal	\$2,300
TOTAL:	\$226,252

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 6-0

ARTICLE 11: Shall the Town vote to raise and appropriate \$196,315 for the FIRE DEPARTMENT for the 2023/2024 fiscal year?

FIRE DEPARTMENT

Wages	\$87,315
Operations	\$9,250
Equipment	\$40,700
Vehicles	\$35,300

Building	\$23,750
TOTAL:	\$196,315

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 12: Shall the Town vote to raise and appropriate \$697,718 for the PUBLIC WORKS DEPARTMENT for the 2023/2024 fiscal year?

PUBLIC WORKS DEPARTMENT

Wages & Benefits	\$423,595
General Supplies	\$7,450
Operation	\$84,950
Winter Roads	\$79,000
Summer Roads	\$36,750
Stump Dump	\$57,873
Building	\$8,100
TOTAL:	\$697,718

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 13: Shall the Town vote to raise and appropriate \$502,390 for the AMBULANCE DEPARTMENT for the 2023/2024 fiscal year?

AMBULANCE DEPARTMENT

Wages	\$455,040
Training	\$8,000
Transportation	\$7,500
Supplies	\$4,800
Operations	\$18,050
Communication	\$2,000
Billing	\$7,000
TOTAL:	\$502,390

SELECT BOARD RECOMMENDS 3-1-0
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 14: Shall the Town vote to raise and appropriate an additional \$113,625 in wages for per diem hourly night coverage for the AMBULANCE DEPARTMENT for the 2023/2024 fiscal year?

SELECT BOARD RECOMMENDS 3-1-0

ARTICLE 15: Shall the Town vote to raise and appropriate \$372,707 for the TRANSFER STATION for the 2023/2024 fiscal year?

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 16: Shall the Town vote to raise and appropriate \$10,000 for GENERAL ASSISTANCE for the 2023/2024 fiscal year?

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 17: Shall the Town vote to raise and appropriate \$181,505 for the RECREATION & LEISURE SERVICES for the 2023/2024 fiscal year?

RECREATION & LEISURE

Recreation Dept.	\$141,467
Shade Tree	\$14,080
Harbor Committee	\$15,608
Conservation Commission	\$5,000
Flag & Light Replacement	\$2,350
Regional Shellfish Management	\$3,000
TOTAL:	\$181,505

SELECT BOARD RECOMMENDS 3-0-1
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 18: Shall the Town vote to raise and appropriate \$15,160 for SOCIAL SERVICES & LOCAL AGENCIES for the 2023/2024 fiscal year?

Explanation: Social Services include Coastal Opportunities, Knox County Homeless Coalition, Knox County TRIAD, Life Flight, New Hope Midcoast, Penquis, Pope Memorial Humane Society, Rockland District Nursing, Spectrum Generations, Trekkers, and Waldo Community Action Partners. Local Agencies include the Thomaston Historical Society, Christmas Lighting, Memorial Day Committee, Friends of Montpelier, Thomaston Dog Park Association, and the Thomaston Food Pantry.

SELECT BOARD RECOMMENDS \$15,160 3-1-0
BUDGET COMMITTEE RECOMMENDS \$14,360 5-0

ARTICLE 19: Shall the Town vote to raise and appropriate \$247,632 for UNCLASSIFIED ACCOUNTS for the 2023/2024 fiscal year?

UNCLASSIFIED ACCOUNTS

Insurance & Compensation	\$112,829
Memberships	\$4,803
Library Operating	\$77,000
Cemetery Operating	\$53,000
TOTAL:	\$247,632

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0-1

ARTICLE 20: Shall the Town vote to raise and appropriate \$417,156 for CAPITAL IMPROVEMENTS & RESERVE ACCOUNTS for the 2023/2024 fiscal year?

CAPITAL IMPROVEMENTS & RESERVE ACCOUNTS

Reserves	\$202,000
Misc. Projects	\$95,156

Public Works Projects	\$120,000
TOTAL:	\$417,156

Reserves Explanation:

Police Cruiser Reserve	\$15,000
Public Works Reserve	\$30,000
Ambulance Reserve	\$25,000
Culvert Replacement Reserve	\$23,000
Municipal Facilities Reserve	\$64,000
Watts Block Building Reserve	\$ 8,000
Computer Reserve	\$ 8,000
EMS Equipment Reserve	\$11,000
Academy Maintenance Reserve	\$ 8,000
Tax Revaluation Reserve	\$10,000

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 21: Shall the Town vote to appropriate from the unassigned balance the sum of \$10,000 to assist the Fourth of July Committee in continuing the annual celebration?

SELECT BOARD RECOMMENDS 3-0-1

TAX INCREMENT FINANCING (TIF) ARTICLES

ARTICLE 22: Shall the Town appropriate from the **Dragon Projects Company Municipal Tax Increment Financing (TIF) District and Development Program** an amount of up to \$597,500 as follows:

	<u>Expense</u>	<u>Revenue</u>
Mill River Crossing Sidewalk Project	\$18,000	
Parks-Trails Upgrade Project	\$30,000	
Midcoast Council of Governments Planning Services	\$56,700	
Transfer funds to Downtown TIF	\$365,800	
Fire/EMS Feasibility Study	\$50,000	
Fire Apparatus Reserve	\$35,000	
Community & Business Development	\$12,000	
Academy Building Repairs	\$30,000	
Dragon Products TIF Payment		\$825,890 +/-
TOTAL:	\$597,500	

SELECT BOARD RECOMMENDS 3-0
ECONOMIC DEVELOPMENT COMMITTEE RECOMMENDS

ARTICLE 23: Shall the Town appropriate from the **Thomaston Green Downtown Revitalization Tax Increment (TIF) Financing District** an amount up to \$365,800 as follows:

	<u>Expense</u>	<u>Revenue</u>
Transfer funds from Dragon TIF		\$365,800

TIF Income		\$29,058 +/-
Sidewalk Replacement	\$20,000	
Pedestrian Safety	\$20,000	
Watts Block Building Repairs	\$7,500	
Academy & Watts Block Heat Pumps	\$39,800	
Streetscape Bond Payment	\$19,000	
Knox Water Street Resilience Project	\$250,000	
Downtown Marketing & Events	\$9,500	
TOTAL:	\$365,800	

SELECT BOARD RECOMMENDS 3-0
ECONOMIC DEVELOPMENT COMMITTEE RECOMMENDS

BUSINESS ARTICLES

ARTICLE 24: Shall the Town vote to authorize the Select Board to enter into multi-year contracts (not to exceed five (5) years) for the lease or purchase of goods and services, when they deem it in the best financial interest of the Town?

SELECT BOARD RECOMMENDS

ARTICLE 25: Shall the Town vote to authorize the Select Board TO MOVE UP TO 10% OF UNEXPENDED BALANCES from various budget categories as they deem advisable to meet unanticipated expenses, emergencies, and to aid in the smooth transition of Town business?

SELECT BOARD RECOMMENDS

ARTICLE 26: Shall the Town vote to authorize the Select Board to apply for and/or to accept, and expend, on behalf of the Town, money from Federal, State, other governmental agencies, or from private sources which may be received in the form of grants, donations, or revenues during the period of July 1, 2023 to June 30, 2024?

SELECT BOARD RECOMMENDS

ARTICLE 27: Shall the Town vote to authorize the Select Board to dispose of tax acquired property in any manner which the Select Board deems in the best interest of the Town of Thomaston, except that the Select Board shall use the special sale process required by 36 M.R.S. § 943-C for qualifying homestead property if they choose to sell it to anyone other than the former owners?

SELECT BOARD RECOMMENDS

ARTICLE 28: Shall the Town vote to permit acceptance of PREPAID TAXES and to fix the dates of December 4, 2023 for the first payment and June 3, 2024 for the second payment, when the taxes shall become due and payable; and, to see if the Town will fix the rate of interest at 8% to be charged on taxes unpaid after said dates for the period July 1, 2023 through June 30, 2024?

SELECT BOARD RECOMMENDS 4-0

ARTICLE 29: Shall the Town vote to set the interest rate of 4% to be paid by the Town on abated taxes pursuant to 36 M.R.S.A. Section 506-A?

EXPLANATION: If taxes are paid but later abated, the municipality must refund the abated taxes and pay interest on them. Title 36 M.R.S.A. § 506-A provides that the rate of interest set by the municipality to be paid on overpayments may not exceed the rate set for delinquent taxes, nor be less than that rate reduced by 4%. For instance, if the unpaid rate is 8%, then the Town Meeting may set a rate not higher than 8% and not lower than 4%; it may pick either of those numbers or any number in between. The statute governing the delinquency interest rate is 36 M.R.S.A. § 505(4). Pursuant to Title 36 M.R.S.A. Section 506-A "Overpayment of Taxes," when a tax collector has demanded and received from a taxpayer more than is due and more than appears to be due according to the lists, the excess must be refunded to the taxpayer, even though the amount has been paid into the Town Treasury.

SELECT BOARD RECOMMENDS 4-0

ORDINANCE ARTICLES

****NOTE: A copy of all ordinance amendments are available for review and inspection at the Town Clerk's Office and on the Town's website at www.thomastonmaine.gov***

ARTICLE 30: Shall Chapter 7, Thomaston Land Use and Development Ordinance and Chapter 10 Definitions, be amended by replacing all references to "Selectmen" or "Board of Selectmen" with "Select Board?"

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 31: Shall Chapter 7, Thomaston Land Use and Development Ordinance, be amended to change the zoning district of Map 105, Lots 095, 189, and 191 currently in the Urban Residential District (R3) to Village Commercial District (VC)?

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 32: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Sections 707, 707A, 708, 709, 710, 712, 712A, 713, 716, and 718 be amended?

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 33: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 719 be amended by altering Section 719.2 and by adding a new Section 719.3?

EXPLANATION: Affordable housing development is mandated by Maine State Law effective July 1, 2023.

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 34: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 719 and Chapter 10 Definitions, Section 1003 Specific Definitions be amended by adding a new Section 719.4 and related definitions?

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 35: Shall Chapter 10 Definitions, Section 1003 Specific Definitions be amended?

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 36: Shall Chapter 1 Thomaston Government and Organization, Article VIII, Section 108- Recreation Committee be amended?

**SELECT BOARD RECOMMENDS 3-0
RECREATION COMMITTEE RECOMMENDS**

ARTICLE 37: Shall Chapter 1 Thomaston Government and Organization, Article II, Section 102- Police be amended?

SELECT BOARD RECOMMENDS 3-0

ARTICLE 38: Shall the Town of Thomaston Sewer Use Ordinance be amended?

SELECT BOARD RECOMMENDS 3-0

ARTICLE 39: Shall the Town appropriate from the Dragon Projects Company Municipal Tax Increment Financing (TIF) District and Development Program an amount of up to \$200,000.00 to be transferred to the Thomaston Green Downtown Revitalization Tax Increment Financing (TIF) District to be appropriated for the Academy Building elevator modernization and repairs?

SELECT BOARD RECOMMENDS 3-2

Given under our hands this ____ day of _____ in the year of Our Lord Two Thousand Twenty- Three by the vote of the Select Board.

THOMASTON SELECT BOARD:

Diane Giese, Chair	_____
William Hahn, Vice-Chair	_____
Zel Bowman-Laberge	_____
Peter Lammert	_____
Sandra Moore	_____

**A true original of the signed warrant for the Thomaston Annual Town Meeting Warrant
FISCAL YEAR JULY 1, 2023-JUNE 30, 2024
as certified to me by the Thomaston Select Board.**

_____ Melissa Stevens, Thomaston Town Clerk	_____ Date
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RETURN ON THE TOWN MEETING WARRANT

**Thomaston Annual Town Meeting Warrant
FISCAL YEAR JULY 1, 2023-JUNE 30, 2024**

Thomaston, Maine

Date: _____, 2023

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at the Thomaston Town Office at 13 Valley Street and Thomaston Grocery at 193 Main Street in said town, being public and conspicuous places in said town, on the ____ day of _____ 2023 A.D., being at least seven days before the meeting.

Timothy Hoppe
Constable of the Town of Thomaston, Maine